CITY OF HARRISBURG DEPARTMENT OF BUILDING & HOUSING DEVELOPMENT 2005 ANNUAL REPORT

Enhancing the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.





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2005 ANNUAL REPORT

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HISTORY OF THE DEPARTMENT

The Department of Building and Housing Development has been in existence over 30 years for the purpose of planning, implementing and enforcing codes and programs to maximize the use of land and natural resources for the safety, use and enjoyment of property owners and the public. The Department has generally been organized under the Office of the Director including the Bureaus of Housing, Planning and Codes. In 1992, the department was reorganized involving the relocation of the Bureau of Planning so that all three Bureaus were centrally located in Suites 205 and 206 of the Reverend Dr. Martin Luther King, Jr. City Government Center. The reorganization was designed to improve communications between the bureaus, reduce the response time to property owners and businesses, expand the citizen participation process and community outreach, and maximize the efficient use of resources. A new Plans and Permits Unit was established to link all phases of the development process providing a single point of contact for planning development projects, reviewing plans for compliance with all applicable codes, and synchronizing approvals from the various Boards and Commissions. The Unit, which meets on a regular basis, also includes representation from the Bureaus of Police and Fire, and the Office of Engineering

In spite of the reorganization and the fluctuation of staff from its highest complement of 54 to the current number of positions, 37, including two contract employees, the Department has been able to provide prompt, courteous service to citizens and businesses. New programs, resources and procedures have been developed to supplement basic services, provide maximum efficiency and cost effectiveness, and to produce measurable results. Grants administration is a major function contributing to the general fund and to resources available for community programs. The staff has been consistently aggressive in diversifying the funding base to compensate for the high percentage of non-taxable real estate. The recruitment, training and management of citizen volunteers have also contributed positively to the department's accomplishments throughout the City.

The Department has maintained a high level of service in its housing production and neighborhood development programs, code enforcement, review of land use applications and minority contracting opportunities. The department also conducts a wide variety of plan reviews, permitting, testing and inspections in the areas of new construction, rehabilitation, health, electrical, plumbing, flooding, zoning, accessibility and historic preservation.

DBHD'S MISSION

Our Mission is to:

Enhance the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.

Our goals are to:

- Promote a well-balanced community through effective planning;
 - Promote viable, safe, attractive neighborhoods;
 - Promote quality housing and building activities;
 - Provide prompt, courteous and responsive customer service;
- Promote a healthy environment for businesses, employees, residents and tourists;
- Increase the population, the percentage of homeownership and the percentage of safe, accessible, occupiable business and residential property.

The objectives of our divisions are:

Office of the Director/Bureau of Housing

Develop strong neighborhoods through the preservation of the existing housing stock, the creation of homeownership opportunities, construction of new housing, and the promotion of the physical, economic and social welfare of the residents.

Measurements and indicators used to evaluate progress include the number of vacant properties acquired; residential dwelling units restored, constructed, occupied and rented or sold; vacant lots returned for taxable use; established Adopt-A-Blocks; public improvement and community facility projects; grants for homeownership, lead hazard reduction, façade improvement, and homeless shelter/services; and technical assistance to for-profit business, non-profit organizations and citizens to identify and secure the resources and programs to meet their needs.

Bureau of Codes

To create safer neighborhoods through aggressive codes enforcement on irresponsible property owners; to foster programs that allow citizens to be a part of the solution; and to provide technical assistance to businesses, consultants and individuals on methods and processes to meet various building, zoning and health codes.

Measurements and indicators used to evaluate progress include the number of plan reviews; building, zoning, plumbing, electrical and health permits issued; property inspections; citations for building, zoning and other code violations and condemnation orders issued; site inspections; buildings cleaned and sealed; certificates of compliance with building, flood, historic and health codes; and technical assistance to businesses, contractors and property owners regarding the development of their plans and property.

Bureau of Planning

To promote orderly future growth and development of the City through long-range comprehensive planning. To promote and facilitate physical development plans; to preserve and enhance districts of historical and architectural significance. To collect, analyze, and distribute timely information on planning and community development issues. To develop and apply the City's Geographic Information System (GIS) to all areas of development including the identification of all pertinent physical attributes of a property (flood plain, historic district, and zoning).

Measurements and indicators used to evaluate progress include the number of development applications reviewed by the Harrisburg Planning Commission, Zoning Hearing Board and Historic Architectural Review Board; environmental reviews and clearances for federally funded programs; implementation of comprehensive and neighborhood plans; research, monitoring and promotion of plans for accessibility and fair housing; and technical assistance to businesses, consultants and property owners on the plan review and permitting process.

The actual accomplishments of each division during 2005 are more fully described in the sections that follow.

OFFICE OF THE DIRECTOR

The Department of Building and Housing Development (DBHD) consists of 39 staff assigned to the following operational divisions: Office of the Director, Bureau of Codes, Bureaus of Housing, and Bureau of Planning. The Office of the Director is responsible for directing the operations of the entire department and for managing a number of special projects sponsored by the City and the Harrisburg Redevelopment Authority.

The Director serves as the City's representative on the following boards and commissions:

- Harrisburg Area Transportation Study Committee
- Harrisburg Redevelopment Authority
- Vacant Property Reinvestment Board
- Electrical Board
- Plumbing Board
- United Way Allocation Committee
- Community Building Campaign
- Enterprise Consortium
- Collaboration for a Healthier Harrisburg
- Citywide Health Task Force
- Community Center for Technology and The Arts Task Force
- Industrial Trades Advisory Committee HACC
- Capital City Economic Development Corporation
- Harriscom
- Urban Studio Task Force
- Keystone Opportunity Zone Consortium

By fostering and maintaining a good working relationship with the private business sector, the Director has been able to achieve a significant minority contracting record through the department's activities. This year, the cumulative results of all contracting opportunities since 1984, has allowed minority and women business enterprises to surpass 51% of all contract dollars awarded. Collaboration with the Builder's Association has expanded the number of contractors doing business with the department, which in turn has resulted in lower, more competitive bids.

Throughout the year, the Director advised the Pennsylvania League of Cities and Municipalities, area colleges, financial institutions, Pennsylvania Housing Finance Agency and local legislators on matters relating to code enforcement, accessibility, health, urban redevelopment law, public infrastructure, reinvestment projects, employment and training programs, and the property condemnation process.

The Director continued to work with federal, state, and local agencies to identify grant opportunities for a wide variety of projects that were in various stages of development. Most of these projects represent initiatives identified and supported in the Neighborhood Action Strategies. Specific projects included collaboration with the Greater Harrisburg Foundation on grant seeking and the development of a capital campaign for private non-profit organizations.

Transportation projects included the administration of a federal discretionary grant for Modern Transit Partnership in the promotion of the regional light rail system and application for a second year of funding; the administration of funds for the Center for Community Building which provides transportation for City residents to health care and employment sites; the promotion of a new Capital Area Transit bus line on South 17th Street; and the development of additional funds, final specifications and clearances for the upgrade of the Harrisburg Transportation Center to enhance security, improve energy efficiency and increase accessibility

under the historic Secretary of Interior's Standards. A contract was executed with the African American Chamber of Commerce to provide services to Disadvantaged Business Enterprises in connection with the renovation project. Efforts continued to extend leasing opportunities at the Station with AMTRAK and included the renewal of existing leases and negotiations of new leases with the Urban Studio, Harrisburg University, Coresource, and the Technology Council.

Collaborative efforts with Harrisburg Area Community College and Messiah College continued on the development of new student housing, expanded internships, a bio-diesel project, a commercial kitchen incubator, the expansion of HVAC, home remodeling and horticulture curriculums, the support of business services for students graduating from construction trades curriculums and the incorporation of practical work experiences for students on DBHD properties, namely 1701 north 3rd Street and several residential properties. Work continued on the acquisition and development of properties for an expanded urban campus in the Midtown.

Numerous funding activities occurred including the sale of City and School tax liens, bonds for the Commerce Bank Park project, taxable bonds for the Hilton Hotel, modifications of the promissory note for the Jewish Community Center, a construction loan for renovation of the Transportation Center, redemption of the bonds for the North 7th Street Office Building, bonds for Sylvan Heights Science Charter School, a loan for the National Sports Hall of Fame, a HUD Section 108 loan and a EDI grant for Advanced Communications, and an EDA grant for a construction trades business incubator.

The City of Harrisburg and Modern Transit Partnership continued to implement the EDI-Special Projects Grant. MTP has used this funding in 2005 for the following activities:

- Implemented a strategic communications plan to raise awareness of the need for transportation alternatives in South-central Pennsylvania.
- Participated in Business Expos/Conferences held in Lancaster, York, Carlisle and Harrisburg.
- Participated at trade shows held in Carlisle, Lancaster and Harrisburg.
- Implemented a quarterly newsletter and updated the website, www.mtptransit.org, to provide the public with up-to-date information on the efforts of the organization.
- Made numerous presentations to local community organizations and local employers on the importance of regional rail in this area, specifically CorridorOne.

Administrative grant and monitoring activities conducted on construction projects included the architectural design, specifications and bid process for the Train Station, the design work for the downtown streetscape project, the development of specifications and bids for the replacement of the playing field and design work on the stadium, environmental and structural assessments for the Furlow, and PAL, and Hamilton Laundromat, demolition of Zommit Cleaners, redevelopment of Maclay Apartments, and the design and development of International House. Several contracts to monitor wage compliance were also executed.

The administration of the Enterprise Community and the Keystone Opportunity Zone continued with a variety of marketing activities, several tours of the projects, an extension contract with the State, two monitoring visits, and a final closeout report.

In addition to identifying new revenue opportunities, the Director provided technical assistance to developers, builders, property owners and agencies that were seeking financing alternatives, potential sites, and/or other public incentives for their development/expansion projects. Specific solicitations involved meetings with WALMART and GIANT Foods representatives, The Food Trust, and the owners of several industrial properties on 17th Street.

One emergency management drill was conducted with department staff performing transportation coordination.

BUREAU OF HOUSING

SUMMARY OF 2005 ACCOMPLISHMENTS

New or rehabilitated single-family homes produced
New or rehabilitated single-family homes under development
New or rehabilitated single-family homes on the market
New or rehabilitated single-family homes sold
New or rehabilitated rental units assisted
New or rehabilitated rental units under development
Ethnic Statistics for DBHD Housing Initiatives
Caucasian:32%
African-American:51%
Hispanic:15%
Asian:2%

Average rehabilitation costs (including lead hazard reduction)

Homeownership Opportunities Program: \$105,130.00

Home Improvement Program: \$34,244.49

HOMEOWNERSHIP PROGRAMS AND PROJECTS – DBHD INITIATIVES

Homeownership Opportunities Program (HOP): Through the HOP program, the City acquires blighted vacant houses for rehabilitation and sale to owner-occupants. The City, developers or non-profit agencies perform rehabilitation. The project is funded through CDBG and Lead Abatement Grants. The average cost per square foot has risen in recent years. In 2003, the cost was \$51.40. In 2004 it was \$57.17, and in 2005, the average cost was \$72.60 per square foot.

		HOP Rehabilitation Phases					
Property	Acquisition	Gutting	Specification Writing	Out-to- Bid/Contract Awarded	Construction	For Sale	Sold
1900 N. 3 rd	V	V	V	V	V	V	
715 N. 17 th	V	V	V	V	V	V	
1156 Mulberry	V	V	V	V	V	V	
2343 Jefferson	V		\checkmark	$\sqrt{}$	~		
122 N. 13 th			$\sqrt{}$	$\sqrt{}$			
1706 N. 5 th	V	V		V			
609 Oxford	V	V		V			
611 Oxford			$\sqrt{}$	$\sqrt{}$			
1928 N. 3rd	V	V	√	√			
1433 Derry	V	V	V	V	$\sqrt{}$		
122 N. 13 th	V	V	$\sqrt{}$	$\sqrt{}$	1		
1422 Derry			$\sqrt{}$				

		HOP Rehabilitation Phases					
Property	Acquisition	Gutting	Specification Writing	Out-to- Bid/Contract Awarded	Construction	For Sale	Sold
88 N. 17 th	V	V	V	V			
2523 N. 6th	V	V					
315-319 Maclay	V	V	V				
416 Maclay	V	V					
521 Seneca			√				
29 S. 17 th			V				
1540 Derry							
414 Harris							
2308 Jefferson							
608 Oxford							
610 Oxford							
612 Oxford							
614 Oxford	V						
616 Oxford							
619 Oxford	V						
2341 Jefferson	V						
2339 Jefferson							

The average list price for the three homes for sale to owner-occupants was \$62,233.33 and the average price for the two homes sold was \$67,950. The buyer incomes ranged from 31-50% and over the 80% median income for the Harrisburg-Lebanon-Carlisle MSA. One of the homeowners was a Female Head of Household and the buyer ethnicity was 50% Hispanic and 50% Caucasian.

Homebuyer Assistance Programs

The Bureau of Housing administers two homebuyer assistance programs that assist qualified residents to purchase a home within the City of Harrisburg.

The Homeownership Impact Loan (HIL) provides forgivable loans of up to \$10,000 to help stable renters buy the single-family home they currently rent. To qualify, homebuyers must be low/moderate income, have occupied the property for over on year and qualify for a mortgage. In 2005, one homebuyer was assisted in purchasing their home at 2452 Mercer Street on August 30, 2005. The purchase price of this home was \$50,000. The racial ethnic characteristic of this buyer was African-American with their income falling between 60-80% MFI.

The Mortgage Tax Credit Certificate Program (MCC) is a program that the City of Harrisburg, in conjunction with Pennsylvania Housing Finance Agency (PHFA) which issues the certificate. This program provides financial assistance to homebuyers for the purchase of a single-family residential property within the City of Harrisburg's corporate limits. The Harrisburg City MCC reduces the federal income taxes of qualified borrowers purchasing qualified homes; thus having the effect of a mortgage subsidy. In 2005, four certificates were issued.

Throughout the course of the year, an average of 250 calls and/or interviews are taken to explain one, if not both of these programs.

ACORN Housing: In addition to its own homebuyer assistance programs, DBHD also relies on others to offer assistance and counseling. ACORN Housing was awarded \$30,000 in the 2005 CDBG budget to provide housing counseling services to 200 low and moderate income individuals in Harrisburg. At the close of 2005, ACORN Housing had identified an office location (14 South 13th Street) and anticipated opening to the public beginning January 9, 2006.

Home Improvement Program (HIP)

The HIP Program provides grants and loans for the rehabilitation of homes owned and occupied by low- and moderate-income homeowners to repair code violations and repair or update major home systems. To qualify for assistance under the HIP Program, homeowners must meet the following requirements: the property to be rehabilitated must be owned by the household residing in the home; the total annual income of all household members must not exceed 80% of the area median income; homeowners must not have debt in access of the value of the property. Debt includes the purchase mortgage, HIP assistance, and any other loan secured by the property; and lastly, the homeowner must have adequate, current fire insurance on the structure to be rehabilitated. Those applicants who do not qualify due to credit problems are referred to a credit-counseling agency for counseling/repair.

Staff handled and sent out requests for information to approximately 275 residents a year. At the end of 2005, there were 34 applicants on a waiting list.

27 homes were completed; 26 of these homes also received lead hazard reduction.

- Of the homes completed, 25 were Female Head of Households, two were Male Head of Household, and nine were elderly.
- Buyer Ethnicity: 78% were African American, 13% were Hispanic and 9% were Caucasian.
- Average rehabilitation cost, including lead grant funds: \$34,111.07.

Address	Contractor	Completion Date	Lead \$	City Grant	Loan	Total Rehab \$
1209 Bailey	Kemar	03/014/05	\$14,740	\$23,625		38,365
75 Disbrow	BCE/NuHaus	04/05/05	\$8,400	\$683		\$27,717
29 N. 20	Navarro		\$13,550	\$2,880		\$16,430
208 N. 15	Kemar		\$4,500	\$16,895		\$21,395
203 Muench	C.A.T.	03/14/05	\$21,760		\$15,777.30	\$37,537.30
1828 Regina	Navarro/Kemar	05/03/05	\$19,317	\$20,000	\$2,685	\$42,002
2449 Rudy	NuHaus	05/04/05	\$2,600.50	\$13,385.80		\$15,986.30
2421 N. 4	Navarro	05/13/05	\$10,965	\$3,165		\$14,130
1618 ½ N. 5	Mar/Specialist Roofing	06/02/05	\$30,097	\$28,712.13		\$58,809.13
318 S. 17	Elena's	06/02/05	\$17,321		\$12,655.50	\$47,924.31
1355 Vernon	NuHaus	07/27/05	\$12,655	\$26,871		\$39,526
2149 Jefferson	BCE/NuHaus	09/22/05	\$12,164.33	\$1,289.67		\$19,874.33

Address	Contractor	Completion Date	Lead \$	City Grant	Loan	Total Rehab \$
2639 N. 4	BCE	09/09/05	\$14,181.02		\$16,079.30	\$30,260.32
1325 Cumberland	Kemar	07/07/03	\$2,700	\$7,170	ψ10,077.30	\$9,870
737 S. 21	Kemar/Tao		\$5,338.71	\$19,559.94		\$24,898.65
2435 Reel	Tao		\$18,830	\$14,803.92		\$33,633.92
21 S. 20	NuHaus	09/30/05	\$14,770	\$4,780		\$34,550
2013 Swatara	Kemar	10/19/05	\$4,500	" /	\$15,553	\$22,853
2215 Logan	C.A.T./Kemar	09/12/05	\$13,030	\$20,687		\$33,717
1630 Derry	Navarro	07/25/05	\$24,955	\$19,015		\$43,970
218 N. 14	Navarro/Crossroads		\$32,485	\$28,155		\$69,800
2446 Rudy	Kemar	11/18/05		\$6,175		\$6,175
1807 State	Mar		\$24,890	\$27,309		\$52,199
2045 Chestnut	NuHaus		\$21,823	\$13,770		\$35,593
270 Peffer	Caledonia		\$23,050	\$21,225		\$44,275
1623 Park	Kemar		\$35,350	\$29,968	\$25,000	\$65,318
437 Hummel	Elena's		\$11,194	\$22,995.60		\$34,189.60
	\$414,926.56	\$263,666.16	\$87,750.10	\$920,998.86		

An additional nine properties were under construction:

Address	Progress as of 12/31/2005
2424 N. 4 th	85%
1930 Kensington	80%
1844 Mulberry	20%
1627 Chestnut	50%
502 Emerald	70%
1723 State	30%

Lead Based Paint Hazard Control Program: The City's Lead Based Paint Hazard Control Program addresses lead hazards in residential properties, provides code inspections of rental properties and public education activities.

The program is funded by a \$3 million dollar HUD Lead Hazard Control Grant and the PA Department of Health's HUD Lead Hazard Control Grant in the amount of \$530,027.00. Technical assistance is provided through the PA Department of Health's Childhood Lead Poisoning Prevention Program (CLPPP).

In 2005, 47 properties received dust wipe clearances, including 11 that were performed at rental properties, five (5) that were performed on HOPS and 31 that were performed on HIPS. An additional 50 properties in the HIP and HOP and Section-8 programs had received lead based paint and risk assessments and were under consideration for rehabilitation during the upcoming year.

The Department of Building and Housing Development provides education about lead poisoning prevention at daycare centers, Head Start Programs, Health Fairs and other venues throughout the City and county. The Lead Poisoning Prevention Education Program utilizes "Stomp", the DBHD lead mascot, to assist in spreading the message of "Stomping Out Lead Poisoning" to children. The areas emphasized are hand washing, eating a healthy diet, wiping your feet when you come in from outside, staying away from peeling and chipping paint, and seeing the doctor for a blood test. The lead nurse displays pictures of these actions and "Stomp" pantomimes them for the children. The children sing a song reiterating the Lead Poisoning

Prevention message and dance with Stop, thus reinforcing the message. Participants receive a "Stomp T-shirt", coloring book and sticker as well as lead poisoning prevention pamphlets to take home for their parents.

The educational program, utilizing "Stomp", was presented at the YMCA daycare center and Marshall Elementary REACH Program. Stomp also presented his program at both Pride of the Neighborhood Academies located on Market Street and on Seneca Street in the City of Harrisburg. The program was also presented during a Mayoral Press conference for National Lead Poisoning Prevention Week at Scott Elementary School on October 26, 2005.

The staff of the Childhood Lead Poisoning Prevention Program participated in a Health Fair sponsored by the Harrisburg School District. The lead nurse also participated in a Health Fair sponsored by the Allison Hill Ministries and was also a member of the State of Pennsylvania's Work Group to establish a statewide plan to eliminate childhood lead poisoning by the year 2010. The lead nurse participates in the Dauphin County Safe Kids coalition and is on the Capital Area Head Start Health Advisory Board.

The lead nurse educated families that participate in the City's HIP and the Harrisburg Housing Authority's Section-8 program about lead poisoning prevention. She screens the children's blood lead levels before and after property rehabilitation to ensure that the children living in these homes demonstrate a reduction or elimination of lead poisoning.

Pinnacle Health System's Childhood Lead Poisoning Prevention Program conducts blood lead level screenings at daycare centers, Head Start centers and the Women Infant Children (WIC) clinic. The program also goes door-to-door in the summer offering screening to families in the city's high-risk neighborhoods.

In the Harrisburg area, 2,405 children were screened, and of those children tested, 297 children had lead blood lead levels of $10 \,\mu/dL$, high enough to qualify as lead poisoned.

DBHD IN PARTNERSHIP WITH PRIVATE, FOR-PROFIT HOUSING DEVELOPERS

MarketPlace Town homes: MarketPlace is a City townhouse development in the Midtown area near the Broad Street Market. In Phases I and II, of previous years, a total of 38 homes were constructed and all have been sold.

Through a competitive process, the development firm of S&A Custom Built Homes was selected to build the final, Phase III, at MarketPlace town homes. In 2005, S&A Homes completed surveys, site engineering, and title research and took ownership of the land for this final phase, with preliminary plans to deliver close to 75 new homes. Groundbreaking took place on September 9. The developer's schedule calls for construction to start in early spring of 2006.

In addition to developing lots on the Subdivision Plan for MarketPlace, S&A Homes will develop adjacent vacant HRA-owned land for single-family homes, and has first-option to develop single-family homes on the former Zommit Cleaners site.

Redeveloping the former Zommit Cleaner site is crucial to the success of the MarketPlace Townhome development. The City and Harrisburg Redevelopment Authority, through Dauphin County, obtained state 'Brownfields for Housing' funds in the amount of \$364,500 for the demolition, backfill, and environmental remediation of Zommit Cleaners. This work was completed in 2005, and S&A Custom Built Homes began planning for the new homes there to be constructed.

Capitol Heights: Capitol Heights is a phased development of 180 new town homes, duplexes and detached homes in Uptown Harrisburg (formerly Lottsville neighborhood). Covering close to 18 city blocks, Capitol Heights is bounded by Harris, Kelker, Susquehanna, and North 5th Streets. Struever Rouse Homes began construction of Phase I in 2000 and continued through 2005. Base home prices for this market rate development range from \$108,000 to \$140,900, but buyers can choose numerous options for an additional price. Buyers can purchase a home for as little as \$1,000 total cash "down"; other incentives include 10-year property tax abatement, mortgage tax credit certificates, and closing cost assistance.

Total private investment, as of December 31, 2005, is \$16.48 million in construction and development costs and \$18.31 million in permanent financing, for a total of \$35.79 million in private investment.

In 2005, Capitol Heights received \$1 million of Homeownership Choice Program funds, bringing Pennsylvania Housing Finance Agency's total investment to \$2 million.

The City supported the privately financed housing development with land acquisition, demolition of 48 structures, and over \$7 million in neighborhood improvements, including street reconstruction and paving, installation of water and sewer lines, sidewalks, antique-style street lamps and street trees. In 2004, \$180,117 was invested in additional neighborhood improvements to bring the City's total investment to over \$7.22 million.

Capitol Heights has attained an urban redevelopment goal of mixed-price and mixed-income residency, along with significantly increasing the percentage of owner-occupied residences in Uptown. These are two key goals believed to stabilize communities, improve neighborhood safety, encourage continued investment in residential development, and stimulate commercial/retail development, especially to meet demand of the emerging residential market.

In 2005, 24 homes were completed, and at year's end, the developer had nine homes under contract. An additional 60 lots were on the market (58 units in Phase 4, and 2 units in Phase 3).

The developer has sold a grand total of 115 homes (one in 2000, 15 in 2001, 27 in 2002, 18 in 2003, 31 in 2004, and 23 in 2005) and had nine contracts for future settlements. Actual sales prices, after option purchases, ranged from \$95,720 to \$200,570 with the average sales price of \$146,501. The income range of buyers was \$30,000 to \$175,000. Of new homebuyers since 2001, over 47% are existing residents of the City, almost one-fifth (19.3%) are from the immediate neighborhood, and about one-fifth (21.7%) are minority families.²

A total of 23 (of 24 constructed) homes were sold in 2005. Ethnicity statistics for these sales: 22% African American; 13% Hispanic; 4% Asian and 61% Caucasian

Address	Date Sold	Purchase Price
1729 Fulton St.	1/6/05	\$ 144,465.00
1717 Fulton St.	3/4/05	\$ 164,085.00
1726 Fulton St.	3/4/05	\$ 150,050.00
1715 Fulton St.	3/16/05	\$ 130,505.00
1704 Fulton St.	3/31/05	\$ 159,398.00
1719 Fulton St.	4/6/05	\$ 165,114.00
1713 Fulton St.	4/7/05	\$ 140,165.00
1711 Fulton St.	5/25/05	\$ 159,645.00

¹ Source: Struever Rouse Homes weekly sales report

² Source: Struever Rouse Homes "Sales & Buyers" Profile 2005

Address	Date Sold	Purchase Price
1716 N. Fourth St.	5/31/05	\$ 174,540.00
425 Kelker St.	5/31/05	\$ 156,939.00
400 Hamilton St.	5/31/05	\$ 186,415.00
1701 Fulton St.	8/8/05	\$ 181,649.00
1705 Fulton St.	8/16/05	\$ 158,760.00
1703 Fulton St.	8/18/05	\$ 163,795.00
1709 Fulton St.	8/18/05	\$ 163,195.00
1707 Fulton St.	8/19/05	\$ 146,505.00
1733 Fulton St.	8/26/05	\$ 152,295.00
1734 N 5th St.	9/23/05	\$ 156,490.00
1738 N 5th St.	9/30/05	\$ 156,780.00
1732 N 5th St.	10/14/05	\$ 159,340.00
1736 N 5th St.	10/21/05	\$ 155,935.00
1720 N 5 th St.	10/26/05	\$ 176,330.00
1710 N 5th St.	11/11/05	\$ 179,814.00
	Total Sales	\$ 3,682,209.00

DBHD IN PARTNERSHIP WITH NON-PROFIT HOUSING DEVELOPERS

Project Managers are responsible for the following procedures:

- Provide technical assistance throughout project stages;
- Conducts contract orientation to the HOME/CDBG regulations;
- Conducts file reviews and verifies that required documentation in complete and accurate;
- Recertification of Community Housing Development Organizations (CHDO's);
- Collects and submits certified payrolls for wage compliance checks;
- Verify payment invoices and track purchase orders;
- Ensures follow-up with lead-dust test results showing clearances;
- Orders inspections for the issuance of a Certificate of Occupancy;
- Collects Affirmative Action reports;
- Confirms project costs and processes budget revisions and change orders;
- Reviews owner's occupancy report to confirm compliance with regulations.

Habitat For Humanity: Habitat for Humanity rehabilitates and constructs affordable housing with volunteer labor and donations. Homes are sold at no interest to lower income partner families who invest 350 hours of "sweat equity" into the construction.

Since 1996, the City has provided over \$540,000 in CDBG funds to Habitat's single-family rehabilitation program and, more recently, its Home Repair Program. CDBG funds are used for program delivery and limited construction contracts where the work requires licensed plumbers and electricians. A total of \$60,000 was awarded to Habitat in the 2005-2006-contract year: \$30,000 each for the rehabilitation and repair programs.

Habitat for Humanity completed rehabilitation of three homes and construction of one new home.

Address		
1422 Zarker Street		
114 Balm Street		
30 N. 14th Street (NEW BUILD)		

Habitat continued rehabilitation work on six homes.

Address	Status	
116 Balm Street	Interior Demolition Complete	
1206 Walnut Street	78% Complete	
26 N. 14 th Street (NEW BUILD)	92% Complete	
22 N. 145th Street (NEW BUILD)	65% Complete	
10 S. 18th Street (NEW BUILD)	Footers Poured	
100 N. 13th Street (WAREHOUSE)	Interior Demolition Ongoing & Permits Secured	

Habitat for Humanity sold three homes that were rehabilitated:

Address	Closing Date	Sales Price
1516 State Street	05/19/05	\$50,000
114 Balm Street	02/24/05	\$50,000
1422 Zarker Street	02/23/05	\$37,900

Habitat for Humanity initiated the Home Repair Program in 2002. The Home Repair Program benefits low-income citizens who currently own their home but are unable to perform maintenance or repair jobs due to physical or financial limitations.

Habitat completed 12 home repairs in 2005. Work continued on an additional three homes and 30 were pending assessment. Listed below are the 12 completed home repairs:

Address		
3609 N. 2 nd Street		
2420 Jefferson Street		
2420 N. 5th Street		
1244 Bailey		
2040 N. 4th Street		
2014 Holly Street		
247 Crescent Street		
1034 S. 17 th Street		
1468 Zarker Street		
1466 Zarker Street		
2120 Greenwood Street		
49 N. 19th Street		

Firm Foundation of PA, Inc: The Firm Foundation was awarded \$15,000 in CDBG in 2004 to complete the rehabilitation of 1513 Vernon Street. Specifications for the project were completed in October 2004. Rehabilitation of 1513 Vernon Street is approximately 75% complete and is still ongoing. At the end of 2005, Firm Foundation had requested a no-cost extension to complete replacement of stairs to basement, replacement of broken window sashes, total kitchen replacement – cabinetry, plumbing, and appliances, utility room and bathroom finishes, installation of exterior siding and entrance doors, installation of flooring and waterproofing of basement walls. Work is expected to be completed in August 2006.

Tri-County Housing Development Corporation (TCHDC): TCHDC's Capital Corridors project involves the acquisition and rehabilitation of vacant single-unit houses on Derry, South 13th and South 17th Streets. Homes are sold to low-income households.

Rehabilitations Completed: One unit was rehabilitated utilizing Federal HOME funds.

Address	HOME Funding	Total Rehab Cost
1726 Market Street	\$128,098.22	\$128,098.22
Total		\$128,098.22

Four units were undergoing rehabilitation:

Address	HOME Funding	Total Rehab Cost
1529 Derry Street	\$128,803.90	\$141,673.90
1408 Derry Street	\$113,621.00	\$129,075.12
1248 Derry Street	\$130,421.26	\$144,421.26
1611 Derry Street	\$127,374.74	\$150,767.62
Total	\$500,220.90	\$565,937.90

TCHDC sold four homes:

Address	Date Sold	Sale Price
82 N. 17th Street	02/14/05	\$53,600.00
437 S. 13th Street	02/22/05	\$48,000.00
1726 Market Street	04/06/05	\$68,000.00
1250 Derry Street	06/28/05	\$48,109.00
	Total	\$217,709.00

Wesley Union Community Development Corporation (WUCDC): WUCDC, a certified Community Housing Development Organization (CHDO), is the non-profit sponsor of the Uptown Action Strategy completed in December 2001, and the lead neighborhood agency in its implementation. Activities include neighborhood community building, property acquisition, single-family housing production, resident services, and other activities within the context of the Uptown Action Strategy.

Wesley Union CDC Homeownership Project, Phase I: In prior years, WUCDC constructed three new single-family homes at 2202-2204 North 5th Street and 525-527 Emerald Street (one on a newly combined parcel at 2202-04 North 5th, and a duplex at 525-527 Emerald). The financing plan includes \$10,879 in City HOME (FY2000) funds (as 'seed' money); \$95,000 in City HOME (FY2001) funds; and \$100,000 in Pennsylvania DCED (FY2001) funds. Total project budget: \$332,000.

In 2005, WUCDC sold two of the three properties to qualified families at, or below 80% of the area median income:

Address	Sale Price	Status
2202 N. 5th Street	\$58,000.00	Sold
525 Emerald Street	\$62,900.00	Sold
537 Emerald Street	\$60,000.00	on the market
		As of 12/31/2005
Total	\$120,900.00	

Wesley Union CDC Homeownership Project, Phase II involves additional construction of new single-family homes in Uptown Harrisburg. The site location includes the 600 Block of Schuylkill Street, (609 thru 642). Previously committed funding in place: \$145,000 in City CDBG Program Funds (FY2001), \$175,000 in HOME Program Funds (2004), and \$125,000 in HOME Program Funds (2005). The project was still in the planning phase at year's end.

Rebuilding Together (formerly Christmas in April)

Work teams of skilled and unskilled volunteers performed home improvements for eight low-income, elderly and/or handicapped homeowners during Calendar year 2005. Most homeowners were referred from the DBHD waiting list for the Home Improvement Program. Rebuilding Together volunteers rehabilitated the following homes: 502 Emerald, 112 North Summit, 437 Hummel, 682 Schuylkill, 1421 Berryhill, 914 North 18th, and 3205 North 4th Streets.

DBHD AND RENTAL PROJECTS AND PROGRAMS

Maclay Street Development: The U.S. Department of Housing and Urban Development (HUD) foreclosed on the 301-unit Maclay Street Apartments in December 2000. City officials convinced HUD to partner with the City in the redevelopment of this project, expanding the plans to include significant renovations, select demolition, new construction, and to deliver over \$11 million in HUD's Up-Front Grant funding to ensure the project's success.

In 2001, the City, through a competitive process, selected Uptown Partners, LP, a partnership between Landex of Maryland (Landex) and Struever Brothers, Eccles & Rouse (SBER) to redevelop the side from the 301 existing units into a mixed-value/income development of 222 affordable rental units and 65 for-sale single-family homes. Uptown Partners conducted ground surveys and a design charette, prepared detailed drawings, and initiated work related to final plans and specifications for construction. Through a land lease, Uptown Partners was given property management for all properties until final assembly of financing. By this year's end, the 222 rental units were sold to Uptown Partners continued active dialogue with local non-profits and service providers to develop partnership opportunities in delivering services to future residents in the 222 rental units.

The Pennsylvania Housing Finance Agency awarded Low-Income Housing Tax Credits (LIHTC) to Maclay's redevelopment. The financing plan was finalized, including \$8.65 million equity raise from LIHTC syndication, \$11.09 million in Upfront Grant funds, \$975,000 in City CDBG funds, and \$7.5 million in private financing, for a total development cost of over \$27 million. In 2003, Struever Rouse Homes secured \$2.363 million in PHFA Homeownership Choice funds for 71 single-family homes in the redevelopment of Maclay.

In 2005, demolition, new construction and substantial renovations of the 222 rental units were completed. As apartments were completed through the year, they were released to rent and by December 2005, all 222 apartments were leased. Newly named "The Residences at Governor's Square," \$5.169 million in Construction Contracts let in 2004; \$2,189 million was awarded to Minority Business Enterprise (42%) and \$15,900 to Women Business Enterprises (0.31%).

The for-sale component of the project also moved forward. In 2004, land development plans were completed and received governmental approvals for 71 new single-family homes. Construction Drawings, engineering, and architectural drawings were substantially completed, and construction expected to begin in Spring 2005.

Mt. Pleasant Apartments: The Housing Bureau continued to work with the partnership of Tri-County Housing Development Corporation and S&A Custom Built Homes to assemble financing for the renovation of deteriorating properties on Market and Derry Streets in South Allison Hill for affordable rental housing. When completed the Mt. Pleasant Apartment project (originally called Allison Hill Phase 3) will comprise 48 rental units along the 1400 block of Market Street and the 1500 block of Derry Street.

The \$7.6 million project is principally funded through syndication of Federal Low Income Housing Tax Credits, which PHFA awarded the project in 2004. The City issued a loan guaranty for the project in the amount of \$823,000. Half of the funding came from HOME funds, the other half from the HUD Lead Hazard control Grant. In 2005, the project received approvals for zoning and land development, prepared construction documents, mobilized the general contractor, conducted demolition, and in November began construction in earnest.

Rental Rehabilitation Program: The Rental Rehabilitation Program provides low interest, long-term loans for rehabilitation of quality, affordable rental units. Low- or moderate-income households must occupy 51% of the units. No funds were available for this program during the year; however, lead abatement assistance was provided for rental properties occupied by Section-8 assisted families and low-moderate income families. Ethnicity statistics for these units were: 100% African American.

DBHD distributed lead grants totaling \$136,079 for the rehabilitation of 12 units:

Address	Contractor	Private	Total Public
ridaress	Contractor	Investment	Funds
1935 Zarker Street	MAR		\$12,030
1926 Zarker Street	MAR	\$1,180	\$12,500
1443 Derry Street	MAR	\$1,374	\$11,760
1850 Park Street, Apt. #1	Renovations		\$12,420
1850 Park Street, Apt. #2	Renovations		\$12,340
545 S. 19th Street	Culwell	\$3,632	\$12,500
334 Brook Street	Culwell		\$7,052
1943 Chestnut Street	Culwell		\$5,666
1724 Wayne Street	Culwell		\$12,311
2022 Susquehanna Street	Culwell	\$551	\$12,500
2151 Logan Street	Culwell	\$375	\$12,500
24 S. 16 th Street	Culwell		\$12,500
Total Units – 12		\$7,112	\$136,079

At year-end, rehabilitation of 32 units was in progress:

Address	Developer	Private Investment	Total Public Funds
Mt. Pleasant Apts. (22 Units)	TCHDC and S&A Homes		\$310,000
719 S. 2 nd Street (6 Units)	Perkins & Renovations	\$6,000	\$66,000
1405 Cameron St., Apt. #3	Kemar		\$1,950
242 Maclay Street (2 Units)	Culwell		\$24,864
632 Dauphin Street	Perkins & Renovations		\$5,680
Total Units - 32		\$6,000	\$408,494

DBHD REAL ESTATE ACQUISITIONS TO PROMOTE DEVELOPMENT

Acquisition: The City, through state legislation, has the authority to condemn vacant, blighted buildings for acquisition through the Vacant Property Reinvestment Board. The Board is comprised of representatives from the Harrisburg Redevelopment Authority, Harrisburg Planning Commission, Harrisburg City Council, Department of Building and Housing Development, and a Mayoral citizen appointee. Acquisition is completed on vacant structures for HOP activity and parcels for other potential redevelopment opportunities. Acquisition can also occur through private donation or through the annual Dauphin County Judicial and Repository Sales.

As of December 31, 2005, 14 properties were in the process of acquisition, staff has requested appraisals on about 25 properties and five repository properties were in the process of a clear title.

33 properties were acquired during the year:

<u>LEGEND</u>
HOP - Home Ownership
Program
Swatara Cluster – South
Allison Hill at 15 th and
Swatara Streets
CC – Capital Corridors
MAEC – Midtown Arts &
Education Campus
Capitol Heights – 3rd – 5th
& Harris – Kelker Streets
LAND AS – Land
Assembly
CAH – Central Allison Hill
Summit Terrace – Bailey

ADDRESS	DATE	PURPOSE
1422 Derry	02/01/05	НОР
1445 Regina	02/01/05	CAH
1447-49 Regina	02/01/05	CAH
1508 ½ N. 5 th	02/01/05	MAEC
1508 N. 5 th	02/01/05	MAEC
1510 N. 5 th	02/01/05	MAEC
1512 N. 5 th	02/01/05	MAEC
1511-13 N. 5 th	02/01/05	MAEC
1718 N. 3 rd	02/01/05	Capitol Heights
1933 Green	02/01/05	LAND AS
2423 N. 6 th	02/01/05	LAND AS
39 S. 17 th	02/01/05	САН
53 N. 13 th	02/01/05	CAH
79 N. 16 th	02/01/05	САН
1517 N. 5 th	02/24/05	MAEC
41 N. 16 th	02/24/05	САН
1506 N. 5 th	02/24/05	MAEC
1506 ½ N. 5 th	02/24/05	MAEC
1541 Swatara	02/24/05	Swatara Cluster
1412 Market	03/07/05	CC
41 S. 17 th	03/07/05	САН
g and Housing Development		21

HOP - Home Ownership
Program
Swatara Cluster - South
Allison Hill at 15th and
Swatara Streets
CC - Capital Corridors
MAEC - Midtown Arts &
Education Campus
Capitol Heights - 3rd - 5th
& Harris - Kelker Streets
LAND AS - Land
Assembly
CAH - Central Allison Hill
Summit Terrace - Bailey

ADDRESS	DATE	PURPOSE
1511 N. 5 th	01/19/05	MAEC
326 Reily	05/17/05	MAEC
1539 Swatara	05/18/05	CC
400 ½ Reily	05/18/05	MAEC
404 Reily	05/18/05	MAEC
57 N. 13 th	05/18/05	CAH
328 Reily	05/18/05	MAEC
112 N. 13 th	05/18/05	НОР
1510 ½ N. 5 th	05/18/05	MAEC
1535 Swatara	05/18/05	Swatara Cluster
336 Boyd	05/18/05	MAEC
29 S. 17 th	05/18/05	НОР
521 Seneca	05/18/05	НОР
113 Linden	05/18/05	Summit Terrace
115 Linden	05/18/05	Summit Terrace
324 Reily	06/02/05	MAEC
325 S. 16 th	05/18/05	CAH
1441 Regina	06/02/05	CAH
8 S. 13 th	06/07/05	CAH
2240 N. 6 th	07/20/05	НОР
1545 Swatara	07/20/05	Swatara Cluster
1546 Thompson	08/30/05	САН
309 Kelker	12/15/05	S&A
414 Harris	12/15/05	НОР
2328-30 N. 6 th	12/15/05	LAND AS
2643 N. 6 th	12/15/05	LAND AS

Sale of Vacant Lots: A total of twenty-five lots were sold and three were transferred.

- 1820 Logan Street sold on 01/15/05 for \$500 to Eric Papenfuse.
- 1508 Bombaugh Street sold on 05/03/05 for \$300 to Edwin Aleman.
- 2053 and 2055 Penn Street sold on 05/06/05 for \$1,000 to Alan M. Hochberg.
- 805, 807, 809, 811, 813, 825-29 S. 10th Street sold on 06/06/05 for \$33,492 to RISCAN PROPERTIES for security and business expansion.
- 14, 16, 18, 20, 22, 24 and 26 N. 14th Street, 116 and 125 Balm, 100 N. 13th Street, and 1206 Walnut Street to Habitat for Humanity for the Greater Harrisburg Area for \$1.00.
- 1940 Spencer Street subdivided and transferred to Jocelyn Copko and Quibilia Divine of 7 & 8 Allison Court.
- 2143 Turner Street transferred to Marie Pham.
- 1718 N. 3rd Street transferred to Struever Bros.

Vacant lots that are not part of a project area are placed on the Market for sale to return the to a tax generating status. Often, parcels are sold to adjacent property owners. Prior to transferring lots, the Redevelopment Authority performs quiet title action to make sure the real estate is delivered free and clear of encumbrance. Non-profit or for-profit entities proposing to redevelop properties comply with the "designated development" process established by the Authority. This process is designed to ensure timely and affordable transfer of land. Special warranty deeds are used for the transfer to assure that development occurs as proposed.

HOMELESSNESS ASSISTANCE

In an effort to combat the root causes of homelessness, the Deputy Director aggressively promulgated the City's policy to support regional efforts for fair housing choice and the identification and prosecution of predatory lenders.

Continuum of Care: The Housing Bureau provides staff and consulting services to the Capital Area Coalition Against Homelessness for the development and implementation of a regional homeless assistance strategy. This is done in cooperation with Dauphin County, the Foundation for Enhancing Communities and the Capital Area United Way.

The regional Continuum of Care was completed in May 2005. As a result, in 2005, the YWCA of Greater Harrisburg – YW-Works Program received \$96,200 and the DELTA Community Transitional Housing Program received \$84,067.

In October 2005, preparations began for the development of the 2006 Continuum of Care.

Emergency Shelter Grant Allocations: DBHD allocated \$92,792.00 in FY2005 HUD Emergency Shelter Grant (ESG) funds to agencies that provide services to homeless persons and families:

Agency	ESG Funds	Purpose
Christian Churches United	\$58,833	Emergency Shelter Vouchers
Shalom House	\$30,000	Transitional Housing/women
Dauphin County	\$3,959	Homeless Management Information System
TOTAL	\$ 92,792	

INVESTMENT IN NEIGHBORHOOD FACILITIES

Project Managers provide the following technical assistance to our sub-recipients:

- Administer contract between City and sub-recipient;
- Provide new sub-recipients with contract orientation of HUD rules and regulations;
- Prepare bid specifications/proposals for solicitation to vendors;
- Monitor compliance with all budgets, contracts, regulatory and statutory requirements;
- On-site monitor visits to job site;
- Collect and maintain all required records for project files;
- Initiate inspections and payment of invoices, including submission of certified payrolls and accuracy of reported Davis Bacon wages
- Initiates corrective action in the event of non-compliance
- Develops and implements program policies and procedures

Mount Pleasant Hispanic American Center: This project involves the substantial renovations of an historic former school building at 301 South 13th Street to preserve the building, update major systems, and comply with local and federal building, environmental, historical, energy efficiency, and accessibility requirements.

The Center provides a host of services to the South Allison Hill and Hispanic community: case management, a food bank, a clothing bank, English as a Second Language, employment services, drug and alcohol counseling, GED classes, after-school tutoring, a day care center, and a family clinic.

The City has allocated a total of \$1,023,185.00 in CDBG funds since FY93. Funds were awarded in 2005 for installation of a 3-stop elevator at the Center. In May 2005, Houck and Co. completed the deconstruction and restoration of the top 10 feet of the Center's southeast chimney. This chimney was severely damaged in a storm in August 2004. At the end of the year, discussions began with regard to the restoration and stabilization of the northwest chimney, which is in similar condition to the restored chimney, and the 13 parapets that surround the building's edge.

Central Allison Hill Community Center: Central Allison Hill Community Center, a recreational facility at 1524 Walnut Street received CDBG allocations for HVAC repairs and installation of a sprinkler system and restrooms for a daycare center.

CDBG Allocations: \$138,500.00 (FY95, 97, 99, 00, 01, 02, 03, 05)

Morris Remodeling completed the replacement flooring in the vestibule and restrooms in September 2005. Funds were granted through CDBG in 2005 for repair of the roof.

Camp Curtin YMCA: The City allocated CDBG funds for improvements to the Camp Curtin Branch of the Harrisburg Area YMCA that serves a low/moderate income area in Uptown Harrisburg. Funded improvements included

CDBG Allocations: \$487,500.00 (FY 99, 01, 02, 03, 04).

R.J. McCarville completed installation of upgraded ADA accessible bleachers in the gymnasium in March 2005. At the end of 2005, the YMCA was preparing to bid out the installation of new padding along the walls of the gymnasium. At the end of October 2004 Mayor Reed participated in a ribbon cutting at the YMCA dedicating the improvements made over the last five years with City and YMCA investment.

Hamilton Health Center: Hamilton Health Center, with healthcare facilities located at 1821 Fulton Street and 1650 Walnut Street received CDBG allocations to make improvements at both the Walnut Street facility and the Fulton Street facility.

CDBG Allocation: \$297,000.00 (FY 00, 01, 02, 03, 04)

Hamilton Health Center completed the following at the Walnut Street facility: installation of a new awning, new flooring in the WIC room, new outdoor electric sign, installation of a new hot water tank, sidewalk and masonry improvements to the basement. At the Fulton Street location, a new automatic entry door was installed and outdoor lighting was upgraded.

Pride of the Neighborhood Academies: Pride of the Neighborhood received CDBG funds in 2003 for the replacement of the flat roof at their facility at 501 Seneca Street.

CDBG Allocation: \$51,883.00 (FY 92, 98, 00, 03)

Pride bid out the roof work in April 2004. In an effort to comply with the Davis Bacon Wage requirement, Pride decided to pay for the roof with reserve funds and focus their CDBG funds on the repair to classrooms damaged by roof leaks. At the close of 2005, this work had not been bid yet.

Delta Community Inc.: Delta Community received CDBG funds in 2005 for upgrades and rehabilitation of their facility at 2041 N. 2nd Street.

CDBG Allocation: \$18,609.00 (FY 05)

At the end of 2005, Delta Community had not yet begun rehabilitation of 2041 N. 2nd Street to include installation of storm windows; structural repair of broken joists; replace mansard gutters; replace deteriorated mortar; and repair of the scooper drain and trim.

Summit Terrace Neighborhood Association: The Summit Terrace Neighborhood Association received \$3,870.00 in CDBG funds for the removal and replacement of the sidewalk along the community-sponsored Adopt-A-Lot at 1215-1225 Bailey Street.

NEIGHBORHOOD IMPROVEMENT INITIATIVES

Weed & Seed Program: Implementation of the Weed and Seed Revitalization plan continued in 2005. With the support of the TALL Team and AID Team, the Weed and Seed Program has sponsored five neighborhood cleanups collecting more than 200 tons of trash and debris from vacant lots and alleys in the neighborhood. The Dauphin County Adult Probation and work release staff has assisted in all cleanups and continue to work with the Weed and Seed Program in a variety of ways.

Through the Quality of Life grant from the Pennsylvania Commission on Crime and Delinquency (PCCD), three blighted buildings were demolished in 2005.

Elm Street Program: The Community Action Commission (CAC), on behalf of the South Allison Hill community (Census Tract 213) was one of only four communities in the state to receive the complete package of Elm Street Program grants. The Elm Street Program was established in 2004 as part of Governor Rendell's Economic Stimulus Package. The program was formed under the premise of reinforcing the residential community that supports the local business district. CAC received three grants to support this effort:

- **Planning Grant:** \$25,000 to support streetscape design for the 200 block of South 13th Street and 11-1300 block of Mulberry Street; design guidelines for façade improvement program
- Administrative Grant (Elm Street Manager): \$50,000 supports the hiring of an Elm Street Manager to facilitate the program. A manager was hired in September after Governor Rendell's official award was announced.
- Residential Reinvestment Grant: \$250,000 for infrastructure improvements and \$125,000 for façade improvements on off-corridor streets. The Elm Street Program subcontracted with Firm Foundation of PA's Firm Works Crew made up of men from Dauphin County Work Release center for a re-entry, retaining and life skills program to complete the façade improvements. At the close of 2005, 18 facades have been completed, 11 by Firm Works Crew and eight completed independently or contracted by rental property owners. An additional 14 projects were underway at the end of the year. Also as the end of 2005 an amendment to the Elm Street guidelines allowed funds to be used for demolition activity. The funds initially set aside for infrastructure improvements were reprogrammed to support additional demolition in the South Allison Hill target area.

Adopt-A-Block Program: DBHD provides neighborhood signage identifying the groups, businesses or individuals who have adopted blocks. DBHD also provides clean up equipment, brushes, rakes, shovels, bags, safety vests and garden gloves to help groups conduct neighborhood cleanups and beautification projects.

131 captains have adopted a total of 239 blocks.

Adopt-A-Lot Program: Individuals or groups can lease publicly owned vacant lots for \$1 per year for urban gardening. Due to the success of lot sales to adjacent property owners, the number of adopted lots has diminished over the last year, however the program remains as an important tool in curtailing routine maintenance costs charged to the federal fund.

Nine adjacent property owners or community groups adopted 13 lots in 2005.

COMMUNITY COMMERCIAL DEVELOPMENT and TRANSPORTATION PROJECTS

Commercial/ Industrial Property Acquisition/Disposition: DBHD marketed vacant commercial properties located along the Third Street Capital Corridor:

- The PAL Building (1110 N. 3rd Street): DBHD is marketing the site and has studied re-use options for the site. The property has over 29,000 square feet of raw space, a swimming pool, and a gymnasium. The estimated renovation costs are approximately \$3.8 million. A number of public and private entities expressed interest in redeveloping the property. Lack of parking and cost to renovate are the biggest impediments at this time. In 2005, DBHD obtained an environmental site assessment and a structural engineering report.
- The Furlow Building (1222-1224 North 3rd Street) designated the preferred site for the National African American Cultural Center. After years of abandonment by its former owner, the Furlow Building's renovation costs make redevelopment financing infeasible. Because of this, in 2005 the City and Harrisburg Redevelopment Authority obtained state 'Anchor Building' funds in the amount of \$250,000. The delivery of these funds has greatly enhanced the site's marketability to private developers. Anchor Building funds can accompany the building directly to a private developer, or the City may conduct structural and environmental work in advance of selecting a developer.

Other properties include:

- 1130 Herr Street was sold to 1130 Herr Street Associates, who constructed a new office building and leased space to state agencies.
- 1600 South Cameron Street (1099 Elliott Street) & 1650 South Cameron Street In 2005, Susquehanna Valley Organics (SVO) completed its land development and financing plans for 1650 S. Cameron. The Redevelopment Authority designated SVO as developer, executed redevelopment contract, and transferred ownership. Pending special DEP approvals, SCO is ready to begin construction.

North 12th Street: The 2004 Continuum of Care Application to HUD included a proposal to construct a Safe-Haven facility for the chronic homeless, within the Cameron Street Commercial corridor at the following location:

1805 N. 12th
1807 N. 12th
1809 N. 12th
1811 N. 12th
1813 N. 12th
1815-17 N. 12th
1821 N. 12th
1823 N. 12th
1823 RR N. 12th
1827 N. 12th
1849 N. 12th

In 2005, Christian Churches United (CCU), the non-profit sponsor, hired Frye Associates as the architect, Brinjac as the engineering firm, and began design of the facility. CCU, Wesley Union CDC, and the Harrisburg Redevelopment Authority (HRA) collaborated to obtain \$100,000 of two-year funding commitment (total \$200,000) from the County of Dauphin CCU formally requests to be the lead developer of the facility.

Allison Hill Automotive – The engineering firm Skelly and Loy was contracted by the City of
Harrisburg at the end of 2004 to complete a Phase II environmental study. Soil sampling and test
pitting were completed in February 2005 and a final report was transmitted to the City in March
2005.

A Redevelopment Capital Assistance Program fund application was forwarded to the Governor's Office in February 2005. This request sought resources for the demolition and remediation of the Allison Hill Auto site in addition to funds for the expansion of the Olympia Restaurant in the 1400 block of Derry Street and the development of a Flex Tech office building at the site of the former Mulberry Laundry at Mulberry ad Crescent Streets. The three targeted sites were also the focus of a Brownfield Action Team project designation by the PA Department of Environmental Protection. This designation was announced in September 2005 and provides direct access to the services of the DEP to create pad-ready development projects.

At the close of 2005, DEP was reviewing the draft work plan for remediation at the Allison Hill Auto site (47 South 14th Street and 124 South 17th Street). Once finalized and approved, the scope of work will be included in the City's application to PA DCED for Industrial Sites Reuse Program funding for the demolition of the existing buildings on site and remediation.

HOUSING BUREAU PROGRAM ADMINISTRATION

Consolidated Plan: The first nine months of 2005 marked the last quarters of Harrisburg's 5-year Consolidated Plan. The Plan established the basis for each year's funding and community development strategy related to Community Development Block Grant, HOME Investment Partnerships and Emergency Shelter Grant funding. The plan is a required element for participation in these U.S. Department of Housing and Urban Development (HUD) formula entitlement grant programs. The City engaged the services of Mullin and Lonergan Associates to assist with the drafting of the new 5-year plan spanning fiscal years 2005-2010. The new plan was presented to the public at various community meetings in the Spring. Several sessions of the City Council Community and Economic Development Committee focused on the goals and objectives for the next five years. The final plan was adopted by City Council on July 12. HUD approved the plan on September 8.

In addition to drafting a new plan, the bureau also prepared the Consolidated Action Plan dictating the budget and spending plan for the 2005 fiscal year, which runs October 1, 2005 – September 30, 2006. The Bureau prepared the Consolidated Plan for CDBG, HOME and ESG funding as required by HUD, receiving and evaluating proposals/budget for ten in-house projects/cost centers and 16 non-profit agency activities. The Bureau prepared information for, and conducted neighborhood meetings on community development needs and workshops on proposal submissions. The Bureau prepared the proposed plan and use of funds for the Mayor's consideration, for public comment, for submission to City Council and for final submission to HUD.

Public meetings to review the five year plan were conducted on January 26, February 9, February 15, March 3, March 22, March 28, June 27 and July 12. The final plan was put on public display for review and comment prior to submittal to HUD for approval.

Upon commencement of the federal fiscal year on October 1, staff began implementing the approved Consolidated Action Plan. As in previous years, this involved setting up contracts for the subrecipient agencies, providing technical assistance for their program start-up, and monitoring activities underway to assure compliance with regulatory requirements and program guidelines.

Wage and Labor Enforcement: The Housing Bureau administered the Davis-Bacon Wage Act and Section 3 of the Housing and Community Development Act on the following projects. (Several were ongoing from 2004.)

Project	Contractor	Amount	Complaints & Investigations	Corrections & Restitutions
Maclay Street Apartments	Struever Bros., Eccles & Rouse/Struever Rouse Homes	\$18,479,897	0	141
Mt. Pleasant Hispanic American Center Chimney Restoration	Houck & Company, Inc.	\$80,000	0	7
Camp Curtin YMCA Interior Renovations – Installation of Bleachers	R.J. McCarvell Associates	\$24,500	0	10
Camp Curtin YMCA Interior Renovations – Installation of Fire Door	Weaver's Glass	\$3,444	0	1
Cam Curtin YMCA Interior Renovations – Pool Area Ceiling Paint	Ralph E. Jones, Inc.	\$20,220	0	8
Camp Curtin YMCA Interior Renovations – Steam Trap Replacement	McClure Company	\$3,595	0	6
Capitol Heights Infrastructure Improvements	Struever Bros., Eccles & Rouse/Struever Rouse Homes	\$995,986	0	7
Central Allison Hill Community Center Hall/Bath Floor Installation	Morris Remodeling	\$2,572.96	0	0
Hamilton Health Center Walnut Street Sidewalk, Curb, Entry Ramp, Basement	Cumberland Masonry	\$25,592	0	3
Hamilton Health Center Walnut Street WIC Floor	Shaver's Shag & Vinyl	\$5,248	0	0
Hamilton Health Center Fulton Street New Automatic Doors	Overhead Door Company	\$12,427	0	0
Hamilton Health Center Fulton Street Outdoor Lighting Upgrade	Bitner Electric, Inc.	\$8,670	0	0
Hamilton Health Center Walnut Street Exterior Sign	FastSigns	\$2,298.84	0	2
Hamilton Health Center Walnut Center New Hot Water Heater	Eshenaur Fuels, Inc.	\$3,586	0	0
Hamilton Health Center Walnut Street Paving Back Walkway	Pavemasters	\$6,973	0	0

^{*} Number of employers whom complaints were received and/or number of cases referred to HUD Labor Relations or the Department of Labor for investigation.

^{**}Includes submission of all required certified payroll corrections and related documents, and wage restitution for all willful and non-willful violations.

Other Reporting Activities: Federal funds were drawn down for expenditure throughout all 26 of the City's pay periods. Along with significant record-keeping requirements related to each expenditure, because of the use of state and federal grant funds in most of the Housing Bureau programs, staff must produce numerous performance reports throughout the year in order to comply with regulatory requirements. Along with the wage and labor enforcement activities above, staff report to HUD and other agencies as follows:

- Quarterly Lead Hazard Control Grant Performance Reports
- Semi-Annual Labor Standard Enforcement Report (see above)
- Annual Contractor/Subcontractor Activity Report
- Annual Section 3 Low Income Job Benefit Report
- Annual Fair Housing & Equal Opportunity Report
- Annual Consolidated Annual Performance Evaluation Report
- Various audit and grant closeout reconciliation reports

Also required for compliance with federal regulations is the completion of NEPA environmental reviews on all projects receiving federal funds. In 2005, along with the review and clearance of the 26 activities included in the Annual Action Plan (discussed under Consolidated Plan, above), environmental reviews were completed for the Mt. Pleasant Apartments project and the Advanced Communications project.

Portfolio Management: A portfolio of 65 loans to homeowners, landlords and developers with an original principal value of \$815,254.20 was serviced by Housing Bureau staff on a monthly basis. This portfolio provides annual program income, which is used to fund additional housing activities.

Housing Bureau staff approved and released the annual Rental Assistance payment for Washington Square Apartments, Phase II. The payment was \$279,296 and is intended to keep rents affordable to low- and moderate-income households. It is funded with a Housing Development Action Grant originally received in the late 1980's.

The following loans were serviced including reviews of annual financial statements and audits:

Borrower		Loan Amt.
Allison Hill Assoc. I		\$335,768
Allison Hill Assoc. II		\$795,947
Hill Café Partners		\$112,560
Washington Square Apts.		\$2,800,000
McFarland Press Assoc.		\$800,000
MLK Development Corp.		\$ 425,845
Sylvan Heights Assoc. L.P.		\$1,163,962
	Total	\$ 6,434,082

*

Staff Development: The Housing Bureau staff participated in the following conferences and training opportunities:

- National Grants Management Association Training Conference
- HACC Real Estate Fundamentals and Practices Course
- HOME Program CHDO Training
- HUD Performance Measurement Training
- PA Central Regional Housing Advisory Committee Policy Summit
- Uniform Relocation Act Training
- Home Rehabilitation Program Management Training
- Housing Alliance Annual Conference
- "10-Year Blueprint to End Homelessness" Conference
- Notary Public Training
- Lead Risk Assessor, Project Design Supervisor Training

BUREAU OF PLANNING

SUMMARY

The Planning Bureau collects and analyzes data regarding the City's demographics and built environment. The Bureau reviews and correlates development plans with land use and other City policies and regulations. In addition, the Bureau is the resident place of the City's Geographic Information System that partners data values with geographic representation on maps. Through recognition of this data collection, the Bureau is contacted for information or advice on land use and development by legal, real estate and business professionals as well as the public seeking assistance on a variety of issues. During 2005, Planning Bureau staff handled over 2,100 phone calls, 2,900 -mails, and 170 walk-in requests for information and assistance.

COMPREHENSIVE PLAN

The Planning Bureau consulted on the Downtown Streetscape guidelines being formulated by the City Engineer with Brinjac Engineering and H. Edward Black & Associates. The guidelines will result in standards and designs for a uniform look within areas of the downtown. The first manifestation is a return to the open viewscape of the Capitol from Riverfront Park. The Planning Bureau facilitated a series of public meetings and follow-up sessions, incorporating or addressing public comments into the proposed design. The State Street project is set for construction early in 2006, finishing in time for the centennial celebration for the Capitol in late 2006.

Zoning amendments also were prepared and analyzed. An amendment to allow public parking structures in the Special Intensity Overlay Districts ended debate regarding vague language in the Zoning Code and allowed the continuation of the South Street Garage, a project that will foster further investment in the State Street area of the downtown. The Bureau helped a property owner achieve a commercial rezoning, allowing the use of vacant property near Division Street to be used as a commercial neighborhood service center. The Bureau also supported the passage of a historic district in the Academy Manor section of the Riverside neighborhood, but City Council did not introduce the legislation. The Bureau also worked upon an amendment to ease the process for creating Architectural Conservation Overlay Districts, which will be introduced in 2006. Likewise, an amendment that would allow high-rise residences along Front Street as well as hotel use and non-fast food restaurants was drafted for consideration in early 2006.

NEIGHBORHOOD PLANS

Midtown: A group of existing neighborhood entities in the City's Midtown area began conversation in early 2004 around the topics of economic development and neighborhood improvement. The impetus came about as these interested groups and individuals saw a need in Midtown to capitalize on the potential of the Third Street corridor between Forster Street and Reily Street, and farther north to Maclay Street, as a future destination hot-spot for retail, entertainment, and cultural activities. This group coalesced into the Third Street Corridor Initiative by the fall, and held several meetings for discussion and idea gathering.

In late 2005, the group came together again to consider Elm Street grant funding through the Commonwealth. The idea is to continue and enhance the residential areas directly adjacent to the Third Street Corridor, fostering a further need for retail and services that will assist the founding of businesses while directly improving the livability and marketing of the residential areas. Planning Bureau staff continued in a support role offering technical support and information services, while encouraging existing groups and residents to take ownership of the effort. The group is starting with a wide area that includes much of the Old Uptown area, the boundaries for the initial study area being Forster, Seventh, Maclay and Front Streets.

South Allison Hill Neighborhood Action Strategy: City staff continues to work with the Community Action Commission, the agency handling the implementation of the plan. Planning Bureau staff monitored and collected data on City action steps for reporting purposes with the Commission.

Planning Bureau staff provided zoning and land development guidance to Tri-County HDC, Ltd., toward developing a mixture of in-fill and new construction of houses and apartments. The City approved Land development plans and work is underway for Mount Pleasant Housing.

Urban renewal planning also remained focused upon Opportunity Areas #3, the former Allison Hill Automotive site and associated land, and Opportunity Area #4, located between 17th & 18th Streets between Derry and Chestnut Streets. A design assignment for recreational uses with Penn State architectural students through the Urban Studio project demonstrated a greater use and orientation for the site.

Uptown Neighborhood Action Strategy: The "Maclay Street Project", now known as "Governor's Square" was guided through further land development process during 2005 as refinements to the plan were done.

The Planning Bureau also met with the Mennonite Economic Development Associates (MEDA) to further explore economic development opportunities/partners in the Uptown area. MEDA sought existing community/faith-based groups with the capacity to join and undertake projects of the scale that MEDA contemplated. While a good amount of effort and time was put into this by DBHD, MEDA was unable to secure the US Department of Commerce funding they sought and no plan of action has been achieved.

The Planning Bureau did achieve a zoning amendment that allowed the complete realization of a new retail center on the northern edge of the uptown on Division Street. The center will offer Laundromat services in addition to other daily and specialty needs. The center was near completion at the end of 2005.

More significantly, the bureau assisted with development and rehabilitation plans of structures within the area with a number of developers. Seven town homes [townhomes is one word despite what MS Word may tell you.] at the corner of Green and Reily Streets were approved for development, while information and mapping was provided to other developers interested in constructing owner-occupied homes in the Penn and Green Streets area near Maclay Street. The Plans & Permits Unit met with several parties interested in the Warrington Press/Evangelical Press Building at Third and Reily Streets.

Central Allison Hill/Summit Terrace: The Planning Bureau assisted the two neighborhoods in completing a Wachovia Fund grant. Unfortunately, due to extreme competition, the grant was not awarded, and next steps are being considered at this time for alternative funding to achieve a neighborhood strategy.

The Planning Bureau also worked with Morgan State University students through the Urban Studio project to design a development concept for a lot at the end of Balm Street. The students continue work at this time on a design that will result in a group of single-family dwellings with an overlook of the Capitol.

CURRENT PLANNING

The Bureau of Planning coordinates the review of all land development applications to the City with the City Engineer, Assistant Codes Administrator, Fire Bureau, and Police Bureau and, when necessary, with the Dauphin County Planning Commission and other City or County agencies.

The Bureau staffs the Harrisburg Planning Commission (HPC), the Harrisburg Architectural Review Board (HARB), and the Zoning Hearing Board (ZHB). Staff prepares reports to assist these boards and commissions in making decisions.

Bureau staff is actively involved in City Council committee meetings when HPC or HARB forwards subdivision/land development, conditional use, zoning amendment or historic district permit requests for City Council action. Following City Council action, staff reviews the final documents to ensure full compliance with the City's approval.

The Bureau reviewed requests for easements over the public rights-of-way in 2005. A number were for allowing ramps or other devices to help businesses comply with requirements of the American with Disabilities Act, fostering not only equal access to segments of the population but also better possibilities of economic growth for the businesses.

PLANS AND PERMITS UNIT

The Plans and Permits Unit provides an efficient and coordinated development application review. The Unit consists of City planners, building code administrators, engineers, and representatives of the Fire and Police Bureaus. Members meet every week to review proposed and current developments and applications for special exceptions, variances, subdivisions, land development projects, conditional uses, historic district applications, and building and zoning permits. Many meetings involve a presentation and discussion with potential developers, which allow a better understanding of requirements and project, needs for both the public and private sector persons.

In 2005, 59 cases were discussed by the Plans and Permits unit with an overwhelming positive response from applicants on the usefulness of the meeting³.

HARRISBURG PLANNING COMMISSION

HPC members for 2005 included Joseph Alsberry (Chair), Vern McKissick III (Vice-Chair), Ray Cunningham, Elaine Burns, Shaun O'Toole, Calobe Jackson, and Ronnie Shaeffer.

The Harrisburg Planning Commission (HPC) reviewed 90 applications:

Land Development Plans	16
Subdivisions	
Planned Residential Development	1
Conditional Uses	
Street Vacations	
Major Easements	
Special Exceptions/Variances	
Blighted Property Re-use Certifications	
Zoning Amendments	
TOTÅL	

³ Some cases were combined cases, such as special exceptions and land development plans, or special exceptions and variances; thus causing a discrepancy between the total number of cases listed above and the total listed in the next section. Combination applications were divided into their respective categories in the Harrisburg Planning Commission section.

HARRISBURG ARCHITECTURAL REVIEW BOARD

HARB members for 2005 included: William Fontana (Chair), Kristin McKissick (Vice Chair), Paul Bahn (Realtor), Art Emerick (Assistant Codes Administrator), Michael Snyder, Dudley Smith, and Joseph DiComo, who after serving on the HARB for many years passed away in the spring of 2005.

During 2005, 65 historic district applications were reviewed by the HARB with two additional cases being withdrawn prior to the completion of the review process. Cases involved the following matters as indicated below:

Repair and renovations	35
New construction	3
Additions and enclosures	5
Fences	12
Signs and Awnings	12
Demolition	
Surface parking lots	1
Parking structures	
TOTAL	

- HARB approved 61 applications, agreeing with staff 100% of the time.
- City Council approved 52 applications, agreeing with HARB 100% of the time.
- The HARB issued four denials in 2005, of which all but one were upheld by City Council.
- In addition to these board-reviewed applications, the Planning Bureau staff also reviewed and approved 87 applications for in-kind repair or replacement in the municipal historic districts.

HARRISBURG ZONING HEARING BOARD

- During 2005, the members of the Zoning Hearing Board were Marian Frankston (Chair), Angela Watson, and David Wise. James Cowden served as legal counsel.
- The Zoning Hearing Board made 27 decisions regarding variances and special exception applications.

ENVIRONMENTAL AND HISTORIC REVIEW

- The Planning Bureau obtained clearance from the Pennsylvania Historic and Museum Commission and the Advisory Council on Historic Preservation for the demolition of 23 buildings. Section 106 of the National Historic Preservation Act of 1966, as amended, requires that all federally assisted building demolition projects receive clearance from the State on their potential impact upon historic and archaeological resources. It is important to note that the City reluctantly demolishes structures; given the heritage it so embraces. These demolitions are to remove blighting conditions that will otherwise lead to the deterioration of other nearby structures and the important neighborhoods the Administration seeks to revitalize.
- The National Environmental Policy Act of 1969 requires that all federally assisted projects must receive an environmental review and clearance. Most of the City's federally funded programs have received multi-year clearances that are annually reviewed by the Planning Bureau and HUD for compliance.
- The Bureau also reviewed and cleared the Harrisburg Housing Authority's Annual Plan for fiscal year 2005. The plan sets out the strategic goals and action steps for the agency to meet its mission.

ACCESSIBILITY GUIDELINES

The Planning Bureau completed work with the Center for Independent Living on the Harrisburg Accessibility Design Guidelines for Existing Commercial Buildings, a document for public release, indicating both in narrative and photographic form various methods of making existing commercial buildings more accessible. The intention of the document is to ensure fair treatment of all persons, by helping property owners consider the most efficient ways to increase accessibility to their place of business. Business owners may use the document to ensure their entrance is accessible and not miss out on additional commercial activity from persons who may not currently be able to access their site. The document was completed and published in July in time for the 15-year anniversary of the Americans with Disabilities Act.

HISTORIC DISTRICT GUIDELINES

The Planning Bureau began working on Historic District Guidelines in 2005 with plans to complete and publish the document in 2006. The project is being supported by a grant from the Pennsylvania Historical and Museum Commission. The Guidelines will be a significant tool to help property owners understand how to best maintain and rehabilitate their historic properties in Harrisburg.

REGIONAL PLANNING

Planning Bureau staff advocates City policies encouraging equitable and sound development in various regional planning activities. Staff participated in:

- Tri-County Regional Planning Commission (TCRPC)
- Harrisburg Area Transportation Study (HATS), the Metropolitan Planning Organization for transportation issues and projects
- HATS Regional Transportation Plan 2030 update task force
- South Central Assembly for Effective Governance's Land Use and Growth Management Advisory Committee
- Pennsylvania Planning Association
- 10,000 Friends of Pennsylvania Policy Council
- Paxton Creek Watershed and Education Association
- PennDOT Mobility Plan Focus Group[They are back to PennDOT, no longer PADOT.]

WALNUT STREET CORRIDOR STUDY

The Planning Bureau is acting as the lead agency in a multi-municipal effort between the City, Penbrook Borough, and the Townships of Susquehanna and Lower Paxton, to gain funding and oversee a study of the road corridor involving the roadway which carries much traffic through the four municipalities, known alternately as State Street, Walnut Street and Jonestown Road. The study will provide recommendations on economic development, safe and efficient traffic movements, and aesthetic improvements. Existing planning activities, including the Penbrook Main Street program and Progress Avenue/Walnut Street intersection project in Susquehanna Township, will be vital starting points.

A \$300,000 funding scheme that will ultimately produce a 30-1 match of local funds (\$2,500 per municipality) has been devised, and a consultant team led by McCormick Taylor Associates, Inc. now working on the plans. With a series of public meetings to review research and visioning, the study will be completed in late 2006. The study will provide recommendations to the municipalities for actions and funding to achieve the goals separately and jointly.

GEOGRAPHIC INFORMATION SYSTEM

The Geographic Information System is an electronic database that can be used to match "values" of information – population, property status, utilities, regulatory districts, neighborhoods and much more – to geographic locations throughout the City. This allows data to be spatially evaluated to identify trends, problems, and opportunities.

- The GIS Manager created flood maps to be used by the fire and police bureaus for emergency response preparedness.
- The GIS Manager created maps to aid the Police Bureau in the enforcement of graffiti remediation and prevention.
- The engineering firm of Skelly & Loy continued to assist Office of the City Engineer in maintaining an on-line street-cut permit application that they developed. Skelly & Loy also continued coordinating a joint effort by the City of Harrisburg and the Borough of Steelton with the County of Dauphin to electronically transfer real estate information between GIS and computer systems. In doing so, a more efficient and less costly way of doing governmental work will be established at both local and county levels.
- The GIS system was used to prepare:
 - O Crime and traffic accident maps for the Bureau of Police and the District Attorney's office;
 - o Maps for grant applications and planning purposes for DBHD;
 - o Maps of projects and flood information;
 - o Maps to better manage the disposition of City-owned properties; and
 - o Routine mapping requests from other bureaus and the public.
- The GIS manager handled over 100 requests from the public and 500 requests from governmental agencies during the past year.

STAFF DEVELOPMENT

In 2005, Planning Bureau staff participated in the following training opportunities:

- Traditional Buildings Exhibition & Conference, Philadelphia April 2005
- Digital Government Summit, Harrisburg Hilton June 2005
- ArcView GIS Introduction, Gannett Fleming, Camp Hill November 2005

Bureau of Codes

PROPERTY INSPECTIONS

In 2005, the Bureau of Codes took aggressive measures to achieve compliance with City codes. The Bureau:

- Served 108 housing warrants on 21 individuals.
- Initiated one Public Nuisance Misdemeanor charge, two Reckless Endangerment misdemeanor charges, and two Housing Code Avoidance misdemeanor charges with the Dauphin County District Attorney's Office to force the abatement of violations on five properties. Two search warrants were processed and served by the Codes Administrator in an effort to address outstanding codes and Police issues on two properties.
- Responded to 1,952 complaints that evolved 3,464 specific violations. Of the violation noted, 1,988 violations were brought into compliance arriving at a 74% compliance rating.
- Issued 1,145 citations to property owners who failed to correct violations
- Placarded 62 properties as unfit for human habitation and issued 2,412 water termination and restoration notices.
- Conducted 4,090 inspections for multiple types of permits.
- Issued 157 condemnation orders.
- Inspected three properties following a drug raid resulting in the property being vacated with the arrest of the occupants.
- Conducted 1,712 Rental Inspections (units).
- Conducted 4,723 Buyer's Notification Inspections (units).
- Conducted 64 Rooming House Inspections.
- Conducted 2,484 re-inspections of complaints, buyer's notification and rental inspections.

STAFF ASSISTANCE AND ACCOMPLISHMENTS

- The codes bureau staff responded to 15,834 phone calls.
- The codes staff responded to 10,868 walk-ins.
- The Codes Administrator assisted the Governor's Office of Housing and Community Revitalization in developing an outline for a pilot training program for PA District Justices related to codes matters. Such was done under the authorization of the Director of Judicial Education for the PA Supreme Court. If approved, the training program would commence in Western PA as a preamble to being a statewide requirement for all PA District Justices.
- The Codes Administrator pursuant to authorization and training now processes and serves search warrants for all codes related matters that warrant such action.
- The codes office attended Weed and Seed meetings in an effort to develop strategies in launching codes initiatives and obtaining grant funds for increased development and demolition of vacant structures.
- The Assistant Codes Administrator continues to provide consulting and technical assistance on a
 myriad of projects that include but not limited to the city school projects, Maclay Street housing
 project and the Capitol Heights project.
- The Codes Enforcement Officers continued to meet with the Community Action Commission in addressing adverse conditions on Allison Hill.
- Codes Enforcement Officers conducted 35 block walks in city neighborhoods in 2005.

DEMOLITION PROGRAM

- During the fourth full year of operation of the In-House Demolition Program, a total of 33 dilapidated structures were demolished.
- Based on the current cost analysis associated with city demolition, the city maintains substantial savings compared to bidding out demolition to private contractors.
- The total demolition costs were \$399,568, including some work to private contractors.

Demolition Address	Cost
1. 1425 ½ William	\$22,136
2. 125 Balm	\$17,912
3. 108 Linden	\$18,715
4. 106 Linden	\$10,684
5. 121 Linden	\$3,887
6. 119 ½ Linden	\$4,326
7. 119 Linden	\$4,150
8. 117 ½ Linden	\$3,801
9. 117 Linden	\$4,255
10. 115 Linden	\$4,187
11. 113 Linden	\$3,817
12. 109 Linden	\$8,496
13. 105 Linden	\$9,423
14. 104 Balm	\$10,171
15. 1508 Regina	\$11,031
16. 14 N. 15 th	\$13,032
17. 1623 Regina	\$19,808
18. 1625 Regina	\$10,828
19. 1627 Regina	\$11,209
20. 26 N. 17 th	\$17,808
21. 1226 Christian	\$9,222
22. 1228 Christian	\$14,327
23. 1360 Vernon	\$24,500
24. 2431 N. 6 th	\$11,826
25. 2429 N. 6 th	\$11,939
26. 2423 N. 6 th	\$11,773
27. 2421 N. 6 th	\$13,695
28. 2328 Jefferson	\$6,140
29. 2328 Jefferson	\$6,262
30. 412 Woodbine	\$10,036
31. 410 Woodbine	\$11,712
32. 408 Woodbine	\$11,110
33. 2003 Green	\$11,531
34. 2001 Green	\$10,616
35. 1940 Green	\$36,063
36. 1524 N. 5 th	\$9,284
37. 1845 Boas	\$5,000
38. 1847 Boas	\$20,000
39. 1851 Boas	\$26,500
40. 171 Chayne	\$11,341
•	•

Demolition Address	Cost
41. 47 Balm	\$6,315
42. 49 Balm	\$6,452
43. 1521 Regina	\$10,800
44. 1523 Regina	\$10,161
45. 45 N. 14 th	\$13,066
46. 43 N. 14 th	\$7,076
47. 41 N. 14 th	\$7,789
48. 39 N. 14 th	\$7,176
Total	\$551,388

ABANDONED VEHICLES

 74 vehicles, most of which are stolen or having owners with multiple warrants, were removed under the Bureau of Codes Health Code provisions in cooperation with the Police Bureau's Abandoned Vehicles Unit.

NEIGHBORHOOD MITIGATION AND PENALTY FUND

- The Neighborhood Mitigation Fund that allows for a \$25.00 fee to the City for every guilty verdict rendered by a District Justice for a code violation has resulted in the bureau responding to several neighborhood nuisance problems.
- 85 structures were cleaned and sealed and 145 site cleans up were conducted throughout the year utilizing existing penalty fee funds

CAPITAL CORRIDORS

- The Bureau of Codes has systematically inspected 85 properties of the designated Capital Corridors properties.
- 175 permits were issued for residential repairs and alterations, with a construction value of \$6,153,218 and 40 permits were issued for repairs and alterations to commercial properties with a construction value of \$1,463,990.

CITIZEN INSPECTION PROGRAM

- The Citizen Inspection Program empowers citizens to take direct action to improve their neighborhoods by training volunteers to notify property owners to correct exterior code violations.
 If the violations are not corrected by a specified date, the citizen inspector turns the notification over to the Bureau of Codes.
- 119 persons have been trained to be citizen inspectors since the program's inception.

HEALTH INSPECTIONS AND INITIATIVES

In 2005, the Health Officer:

- Investigated 14 confirmed cases of child lead poisoning reported to the Bureau (7 of those cases were abated).
- Inspected 173 public eating and drinking establishments. Provided intensive technical assistance to numerous entrepreneurs who were seeking compliance with the required codes and equipment standards before starting their new business.
- Investigated 19 food service complaints.
- Continued the contract with the Family Health Council and the State Department of Health to fund sexually transmitted disease services to the teen and adolescent health clinics in Harrisburg. The Health Officer served as an intermediary to ensure coordination and communication within the school district.
- Attended meetings with various agencies that target health care issues, such as: the Dauphin County Safe Kids Coalition, Department of Public Welfare, Department of Education, the YMCA, Diversity in Healthcare Task Force, Hamilton Health, Harrisburg Public Schools, Pinnacle Health Systems, Mission of Mercy, The Children's Checkup Center, the Commission on Drugs and Alcohol, Inc, the Aids Alliance, and the Department of Health.

BUILDING PERMITS

- The Bureau of Codes issued 1,870 building permits for residential and commercial work, representing \$49,263,242 in construction costs.
- Building permits were issued for major projects, including:

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Project	Construction Value
Dauphin County Library	\$1,359,917
Harrisburg Area Community College	\$1,250,000
AT&T Communications	\$2,015,000
Pinnacle Health	\$1,096,000
Market Square Plaza	\$1,387,832
YMCA	\$4,675,000
Harrisburg Brethren Church	\$894,376
Blackberry, LLC (International House)	\$834,440
Dauphin County General Authority	\$646,478
Strawberry Square Associates	\$880,717
City Island	\$812,550
Keystone Community Development	\$732,987
Mt. Pleasant Housing	\$4,421,800
TOTAL	\$21,007,097

REVENUES COLLECTED

The Bureau of Codes collected \$1,044,904 in revenues for planning and codes services:

# Of Permits	Type of Permit	Permit Value
4.722	Description Applications	
4,723	Buyer Notification Applications	\$136,985
1,870	Building Permits	\$359,056
1,293	Electrical Permits	\$123,989
241	Fire Prevention Code Permit	\$22,909
2,111	Zoning Permits	\$52,111
84	Demolition Fees	\$14,995
2460	Electrical/Plumbing License Renewals	\$64,888
892	Health Licenses	\$52,545
379	Plumbing Permits	\$46,802
1,712	Rental Inspection (Unit) Applications	\$42,554
64	Rooming House Permits	\$5,501
	Housing Code Bd. of Appeals Cases	\$1,500
	Special Permit Fees	\$125
	Flood Plain Certifications	\$4,233
	License Examination Fees	\$710
	Dumpster Permit Fees	\$4,750
	Low Voltage Electrical Permits	\$7,414
	DJ Code Fees/Fines	\$87,392
	Zoning Hearing Board Fees	\$7,425
	Planning Fees	\$12,570
	Sale Maps/Publications	\$5,293
	Total	\$1,053,747

HOUSING CODE BOARD OF APPEALS

- The Building and Housing Code Board of Appeals board members were Robert Fritz, James McCamey, David Wise, Carolyn Keys and James Cowden is the board solicitor.
- The board heard 10 cases during the year. Cases involved two disorderly property orders; three permit revocations and five property orders. The appellant withdrew the permit revocation appeals. The board upheld the property maintenance appeals.

HEALTH BOARD

- The Health Board members were Dr. Daniel Ian Weber, Ms. Frederika McKain, and Dr. Dana Kellis, Lonnie Fuller and Rebecca Emerick. The Health Officer was the liaison for the board.
- The board heard no appeals this year, however the members did review and discuss a variety of topics regarding the health care delivery system and duplication of services, the health insurance crisis, the rising costs of health care, the decline in health care professionals, the impending flu epidemic, the State's distribution of potassium iodine in the neighborhoods surrounding Three Mile Island, and the progress of the lead poisoning program.

PLUMBING BOARD

- The Plumbing Review Board issued 379 licenses. Board members were Terri Martini, Darryl Restagno, and John Brinjac.
- No appeals or licensing issues occurred during this reporting year.

ELECTRICAL BOARD

- The Electrical Code Advisory Board issued 1,652 electrical licenses. Board members were Terri Martini, Dudley Smith, Michael Duval, Kevin Baum, Bruce Hartman, James McKamey and Timothy Kurland
- No appeals or licensing issues occurred during this reporting year.

STAFF DEVELOPMENT

The Bureau of Codes staff participated in the following training opportunities:

- David E. Patton Certified Building Official (CBO) certificate and Residential Mechanical Certificate.
- Art Emerick Certified Building Official (CBO) certificate and Aquatic Facilities Operator certificate.
- Joseph Vajda Residential Electrical Inspector, Commercial Mechanical Inspector and Residential Energy Inspector.
- Rick Jenakovich Residential Electrical Inspector.
- Craig Sherrick Aquatic Facilities Operator certificate.
- Joseph Farrell Commercial Mechanical Inspector and Residential Energy Inspector.

FINANCIAL ANALYSIS SUMMARY 2005 BUDGET

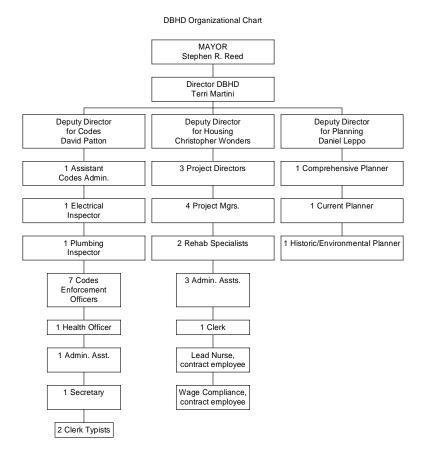
2005 Expenditures	Budget	Actual		
0134 Office of the Director	0134 Office of the Director			
Personnel Services	\$92,096.00	\$94,505.92		
Operating Expenses	\$960.00	\$880.00		
Capital Outlay	n/a	n/a		
Totals	\$93,056.00	95,385.92		
0135 Bureau of Planning				
Personnel Services	\$206,552.00	\$140,316.34		
Operating Expenses	\$13,535.00	\$9,956.31		
Capital Outlay	n/a	N/a		
Totals	\$220,087.00	\$150,272.65		
0137 Bureau of Codes				
Personnel Services	\$866,868.00	\$814,864.32		
Operating Expenses	\$51,350.00	\$60,750.87		
Capital Outlay/Non-expend. Items	n/a	n/a		
Totals	\$918,218.00	\$875,615.19		
Total Department of Building & Housing Development ⁴				
Personnel Services	\$1,165,516.00	\$1,049,686.58		
Operating Expenses	\$65,845.00	\$71,587.18		
Capital Outlay	n/a	n/a		
Total Expenditure	\$1,231,361.00	\$1,121,273.76		

2005 Expenditures ⁵	Budget	Actual	
Bureau of Housing Development (Federal Entitlement Fund)			
Personnel Services	\$815,922.00	\$654,154.46	
Operating Expenses	\$118,138.25	\$101,986.28	
Capital Outlay	n/a	n/a	
Total	\$934,060.25	\$756,140.74	

2005 REVENUE - DEPARTMENT OF BUILDING & HOUSING DEVELOPMENT

Community Development Block Grant Program (CDBG)	\$2,537,000
Emergency Shelter Grant Program (ESG)	\$94,631
Home Investment Partnerships Program (HOME)	\$649,000
EDI Special Projects	\$ 490,000
EDI Special Projects Phase II	\$216,504
CDBG Program Income (PY 2004 – 2005)	\$310,000
HOME Program Income (PY 2004 – 2005)	\$45,000
Land Use Planning and Technical Assistance Program Grant	\$103,700
Unified Planning Work Program	\$80,000
Community Revitalization Grant	\$52,500
Dauphin County Inter-Municipal Cooperation Grant	\$12,500
Municipal Contributions to Walnut Street Corridor Study	\$7,500
Community Action Commission Environmental Grant	\$6,000
Brownfields for Housing	\$364,500
All other inspections, permits, licenses, fees & fines	\$1,053,747
Total Revenue	\$6,022,582

DBHD ORGANIZATIONAL CHART



2005 STAFF POSITIONS

Office of the Director		Date of Employment
Theresa A. Martini	Director, Dept. of Building & Housing Development	05-01-89
BUREAU OF HOUSING		
Christopher Wonders	Deputy Director for Housing	10-13-99
Brendan Booz	Grants Officer	01-01-01 (resigned 03-04-05)
Raymond Burnett	Rehabilitation Specialist	07-16-79 (resigned 01/18/05)
Edward Culton	Rehabilitation Specialist	02-23-76
Bryan Davis	Project Director for Construction	08-05-02
Christine M. Howe	Project Manager	08-04-80
Carol Lark (contract empl.)	Wage & Labor Enforcement	
Darrell Livingston	Project Manager	09-21-98
Karen Orlando (contract empl.)	HUD Nurse Coordinator	
Kathleen Quenzer	Clerk II	04-24-78
Kari Reagan – Bushey	Administrative Assistant	11-01-04
Judith Roman	Administrative Assistant	05-22-78
Florinda Smith	Administrative Assistant	02-04-80
Raymond Spencer, Jr.	Project Director for Construction	11-16-92
Mark Stone	Project Director for Asset Management	07-02-01
Steven Thompson	Rehabilitation Specialist	11-16-81
Kathy Possinger	Project Manager	11-12-02
Jason Tribue	Real Estate Manager	11-01-03
BUREAU OF PLANNING		
Daniel C. Leppo	Deputy Director for Planning	09-20-93
David Butcher	Current Planner	06/06/05
Michael Elabarger	Senior Comprehensive Planner	06-28-04 (resigned 12/31/05)
Beth Ellis	Urban Planner	09-03-02
Donald Helms	GIS Manager	11-05-01 (resigned 03/04/05)
Charles Schultz	Communications Officer	12-10-01 (resigned 02/11/05)
Kristin Tremblay	Shippensburg Intern	Summer Semester
Rachel Ralls	Millersville Intern	Fall Semester

BUREAU OF CODES		
David E. Patton	Deputy Director for Codes	07-17-95
Arden T. Emerick	Assistant Codes Administrator	12-4-00
Craig Sherrick	Health Officer	07-30-01
Mary Bellamy	Administrative Assistant II	12-11-78
William Garber	Codes Enforcement Officer	02-16-99
Earl Dieffenderfer	Codes Enforcement Officer	05-16-94
Joseph Farrell	Codes Enforcement Officer	06-27-94
Charles Jenakovich	Codes Enforcement Officer	08-17-87
Darryl Restagno	Codes Enforcement Officer	08-12-02
William Meyer	Electrical Inspector	05-10-76
Patricia Stewart	Clerk Typist/Data Entry	09-16-80
Betty Thompson	Secretary	06-16-80
Joseph Vajda	Codes Enforcement Officer	08-17-87
Lucille Walker	Clerk Typist/Data Entry	12-20-76
Don Fure	Codes Enforcement Officer	10-27-03
Samantha Evans	Codes Enforcement Officer	04-8-03

BOARDS AND COMMISSIONS

DBHD provides staff support for the following boards:

Director	Housing	Codes	Planning
• Enterprise Consortium	Vacant Property Reinvestment Board (VPRB)	 Building and Housing Code Board of Appeals Electrical Code Advisory Board Plumbing Review Board Board of Health and Mayor's Heath Care Task Force 	 Harrisburg Planning Commission (HPC) Zoning Hearing Board (ZHB) Harrisburg Architectural Review Board (HARB)

PROFESSIONAL AND COMMUNITY MEMBERSHIPS

DBHD staffs serve as members of the following boards, committees and organizations:

- 10,000 Friends of Pennsylvania Policy Council
- American Planning Association
- Affordable Housing Trust Fund Advisory Board
- Assistance for Transportation: Emergency Management Agency
- Building Officials and Codes Administrators (BOCA)
- Commonwealth of PA Regional Housing advisory Council
- Community Building Campaign
- Capital Area Coalition against Homelessness, Coordinating Committee
- Capital Area Sanitation Association (CASA)
- Capitol Area Transit (CAT) Planning Symposium
- Citywide Health Task Force
- Citizens Statewide Task Force on Vacant Property Reclamation
- Collaborative for a Healthier Harrisburg
- Dauphin County Collaborative Board
- Dauphin County HIP Public Health committee
- Dauphin County Health Improvement Partnership Board (a PA Dept. of Health sponsored program)
- Dauphin County STD/HIV Task Force
- Early Childhood Training Institute
- Elm Street Program Advisory Committee
- ENVISION Capital Region Government Foundations Team
- Enterprise Consortium
- Greater Harrisburg Arts Council
- HACC Center for Technology & Arts Building Committee
- HACC Industrial Trades Advisory Committee
- Hamilton Health's HCAP Grant Steering Committee
- Harrisburg Area Transportation Study (HATS) Metropolitan Planning Organization
- Harrisburg Electrical Board
- Harrisburg Foundation's Adventis Pharmaceutical Foundation Diabetes Grant Steering Committee
- Harrisburg Plumbing Board
- Harrisburg Redevelopment Authority
- Harrisburg Regional Chamber Leadership Harrisburg Area
- Harrisburg Rotary
- Harrisburg School District Safe Schools Health Students Steering Committee
- Historic Harrisburg Association
- Keystone Area Council Scoutreach Committee

- Keystone Opportunity Zones Administrators Committee
- Local Housing Options Team
- New Baldwin Corridor Coalition
- NAHRO National Association of Housing and Redevelopment Organizations
- PAHRO Pennsylvania Association of Housing and Redevelopment Authorities
- National Association of Local Boards of Health (NALBOH)
- National Trust for Historic Preservation
- PaMAGIC (statewide GIS association)
- Paxton Creek Roundtable
- Paxton Creek Watershed and Education Association
- Pennsylvania Association of Notaries (PAN)
- Pennsylvania Building Officials Conference (PENBOC)
- Pennsylvania Coalition Urban Codes Administrators
- Pennsylvania League of Cities and Municipalities Representative to the Pennsylvania Department of Agriculture Food Employee Certification Advisory Committee
- Pennsylvania Planning Association
- Pennsylvania Statewide Childhood Lead Poisoning Elimination Plan Work Group
- Preservation Pennsylvania
- Regional Housing Advisory Committee (a PA Dept. of Community & Economic Development sponsored program)
- Sanifi-Adventis Diabetes Grant Steering Committee (The Foundation for Enhancing Communities)
- Southern Gateway Steering Committee
- South Allison Hill Weed & Seed, Housing sub-committee (Chair)
- South Central Assembly for Effective Governance Housing Committee
- South Central Assembly for Effective Governance Predatory Lending Task Force
- South Central Assembly for Effective Governance Land Use Growth Management Committee
- Statewide Childhood Lead Poisoning Elimination Plan Working Group
- State Health Improvement Advisory Committee for South Central district of Pennsylvania Department of Health
- Tri-County Regional Planning Commission (TCRPC)
- Tri County Housing Board of Directors (Advisor)
- United Way Allocation Committee
- Urban Land Institute
- Urban Studio Task Force
- URISA Urban & Regional Information Systems Association (national GIS association)
- Vacant Property Reinvestment Board (Chair)
- Walnut Street Corridor Study Task Force
- Ways to Work
- Weed and Seed Assistance for Impact Delegation (AID) Team

- Weed and Seed Housing and Neighborhood Development Subcommittee (Chair)
- Weed and Seed Health Committee



